

If you have any questions regarding the procedures, please contact the City of Omaha Planning Department, Housing and Community Development Division at (402) 444-5376.

CONTACT LIST:

- Nebraska Health and Human Services (NH&HS) Nebraska Asbestos Control Division 1-(402) 471-0548
- Omaha Air Quality Control (OAQC) (402) 444-6015
- Douglas County Health Department (DCHC) (402) 444-7481
- Metropolitan Utilities District (MUD) (402) 504-7989
- Omaha Public Power District (OPPD) (402) 536-4131
- City of Omaha Planning Department:
 - Demolition Questions (402) 444-5376
 - Chief Code Inspector (402) 444-5488
 - Permits and Inspections (402) 444-5350

WHAT DO I NEED TO DO TO WRECK A STRUCTURE?



CITY OF OMAHA
Planning Department Housing and
Community Development Division

I WANT TO TEAR DOWN A BUILDING

If you wish to **Wreck** (tear-down, demolish) or are required to wreck a **Structure** in the City of Omaha, you must do the following:

CAN I WRECK THE STRUCTURE MYSELF?

You may wreck a building if it meets the following criteria:

- It is less than 1,500 square feet in total area.
- It is only one (1) story in height.

If the building or structure does not meet the above requirements, you must be a licensed and bonded demolition contractor to legally wreck the building. (A bond in the amount of \$10,000 must be filed with the Permits and Inspections Division.)

WHAT MUST I DO BEFORE I CAN APPLY FOR A "WRECK PERMIT?"

Asbestos Survey

- A Certified Asbestos Inspector **must** survey the building

If No Asbestos: the inspector certification that the structure is asbestos free needs to be presented to get a Wreck Permit.

If Asbestos is Present: the asbestos must be removed in accordance with NH&HS (Nebraska Health and Human Services) rules, and certification that the structure is asbestos free needs to be presented to get a Wreck Permit.

NESHAP (Nebraska Standards for Hazardous Air Pollutants) Demolition Notification

- A NESHAP Notification must be filed a minimum of *11 workdays before wrecking* begins with OAQC (Omaha Air Quality Control) for all structures that are
 - Commercial, Apartments (5-plex or greater), or commercially-owned residential

Pest Inspection

- A pest control company **must** inspect the structure for rodent and/or insect infestation.
- A pest control company **must** certify that the structure is pest free, or treated for pests.
 - The DCHD (Douglas County Health Department) must approve the Certification within 72 hours. DCHD will review the certification and issue a letter that must be presented to obtain a Wreck Permit. DCHD is located at 1111 South 41st Street.

Utilities:

- A Master plumber **must** obtain a permit to cut and cap the water and sewer at the main lines.
- MUD must be notified a minimum of *three weeks prior to the wrecking* of the structure.
- The Master plumber **must** request MUD (Metropolitan Utilities District) and P&I to inspect the disconnections of the water before they are covered.
- MUD will disconnect the gas service at no charge to the customer.
- MUD requires a licensed Master plumber to destroy the corporation at the main of any water service 2 inch or smaller. The Master plumber will need to contact MUD Customer Service (402-554-6666) to schedule the

inspection by 2 PM the day before the work is to be completed.

- MUD will prepare a time and material estimate to remove any water corporations (taps) 3 inch and larger. The owner/contractor will need to sign a sales order authorizing MUD to abandon the service, and will be responsible for the final bill upon completion of the work.
- Plans to rebuild at the same location will need to be submitted to MUD to reuse any water and/or gas service for new construction prior to the demolition process.
- Contact MUD to cut the gas (402) 504-7989.
- Contact (Omaha Public Power District)
 - OPPD must be notified *a minimum of two weeks prior to wrecking the structure* to remove the service and meter (402) 536-4131

Once all of the above steps are done, apply for a Wreck Permit at:

City Planning Department
Permits and Inspections Division
Room 1110, 11th Floor
1819 Farnam Street
Omaha, NE 68183

You **MUST** bring:

- The square footage of the structure to be wrecked
- Asbestos Free Certification
- DCHD pest control letter
- MUD disconnection certification
- Name and address of the landfill the debris will go to
- NESHAP, if commercial property

What is needed to save a building with a “Demolition Order”

1. A stamped Engineers Report or stamped Engineers/Architects drawings must be submitted. Three copies. *(If requested in the notice.)*
2. Construction Schedule listing milestones for the completion of all needed repairs must be submitted for approval.
3. List of the sub-contractors doing the plumbing, electrical and mechanical work.
 - A. All of the plumbing system must be brought up to the current plumbing codes and standards.
 - B. All of the electrical must be brought up to NFPA 70 – 2008

The above items must be submitted prior to the permit being issued!

4. The building **MUST** be secured and remain secure. **NO** exceptions!
5. Yard must be maintained and the trash and junk cleaned up on a regular basis.
6. Any graffiti must be removed or painted over immediately.
7. All permits must be obtained.
8. Work **MUST** progress corresponding to the approved construction schedule.
9. Even if all the above requirements have been met, if the rehabilitation work stops the Demolition Order will be acted upon.
10. Compliance with all of the above requirements does not remove someone for the possibility of criminal prosecution.